

CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST AREA
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RECORD PACKET COPY

Date: September 18, 2003

TO: Commissioners and Interested Parties

FROM: Chuck Damm, Senior Deputy Director

RE: **Santa Barbara County Local Coastal Program Amendment No. STB-MAJ-1-03** Time Extension to be heard at the October 7, 2003, Commission Hearing in Coronado

On April 24, 2003, Santa Barbara County submitted an amendment to the Zoning Ordinance component of its certified Local Coastal Program to: (a) rezone an area in the Summerland Community Plan from Public or Private Park/Recreation or Open Space to Residential; (b) modify the zoning requirements for telecommunications facilities; and (c) amend the zoning requirements regarding affordable housing terms. On August 29, 2003, after receipt of the additional items necessary for a complete amendment application, the Executive Director determined that the County's Amendment was in proper order and legally adequate to comply with the submittal requirements of Coastal Act Section 30510 (b).

Pursuant to Section 30513 of the Coastal Act, an amendment to the zoning component of a certified LCP must be scheduled for a public hearing and the Commission must take action within 60 days of a complete submittal. The 60th day after filing a complete submittal is October 28, 2003. In order to be heard within this time frame, the amendment would have to be scheduled for the Commission's October 7-10, 2003 meeting.

Coastal Act Section 30517 and California Code of Regulations Section 13535 (c) state that the Commission may extend for good cause the 60-day time limit for a period not to exceed one year. Commission staff is requesting an extension to the 60-day time limit in order to allow adequate time to review and analyze the three-part amendment. Therefore, staff recommends that the Commission extend the 60-day time limit to act upon Santa Barbara County LCP Amendment No. STB-MAJ-1-03 for a period not to exceed one year. Staff tentatively anticipates bringing this matter to the Commission's January 2004 hearing.

STAFF RECOMMENDATION

Staff recommends that the Commission vote to extend the deadline for Commission action for up to one year.

MOTION: *I move that the Commission extend the 60 day time limit to act on the Santa Barbara County Local Coastal Program Amendment No. STB-MAJ-1-03 for a period not to exceed one year.*

RECOMMENDATION Staff recommends a YES vote. An affirmative vote of a majority of the Commission present is needed to pass the motion.